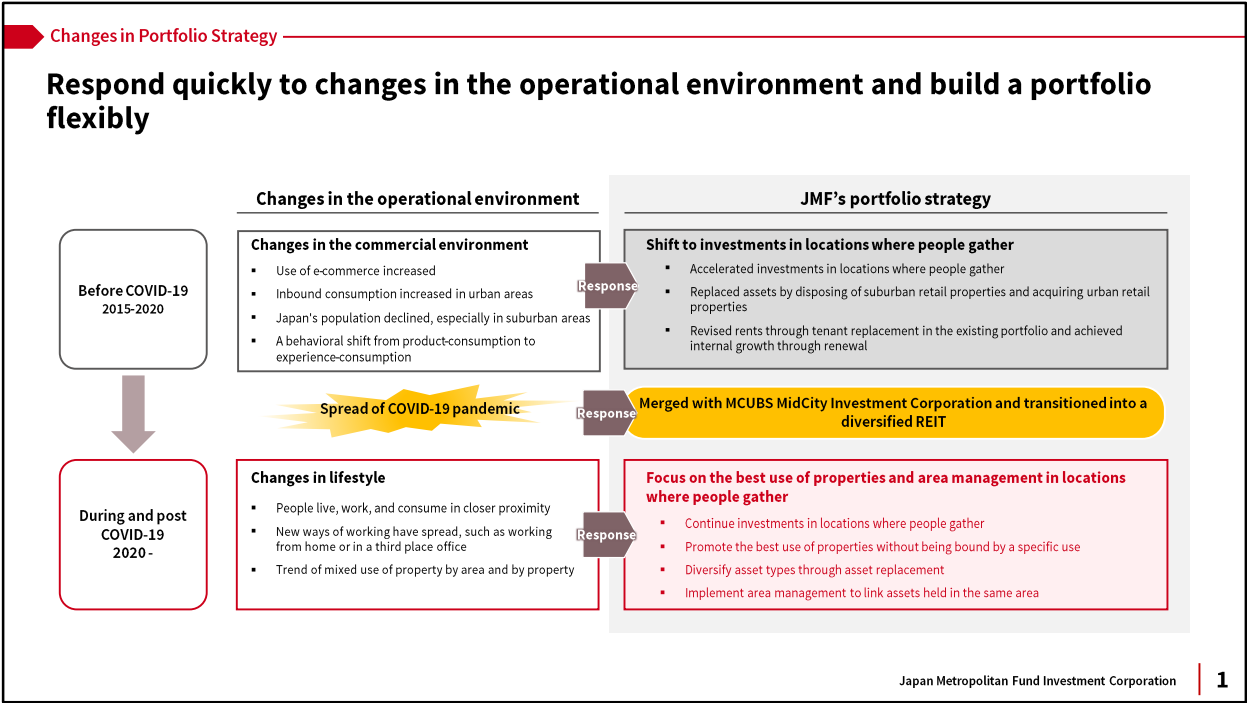


Welcome to this video presentation of Japan Metropolitan Fund Investment Corporation's operating results for the February 2022 40th period, the six months from September 1, 2021 to February 28, 2022.

In this video, I will provide a brief summary of key highlights of this investor presentation, before passing the microphone to Mr. Araki, Head of the Asset Management Company's Metropolitan Business Division, who will comment on JMF's recent management status together with financial results and forecasts.



To begin, I would like to touch on JMF's portfolio strategy.

Responding quickly to changes in its operating environment, JMF is working flexibly to build its portfolio. Prior to this, the Investment Corporation's predecessor, Japan Retail Fund Investment Corporation, also took steps to establish a fund that swiftly addressed shifts in business conditions since its public listing in 2002 as a real estate investment trust that specialized in retail properties.

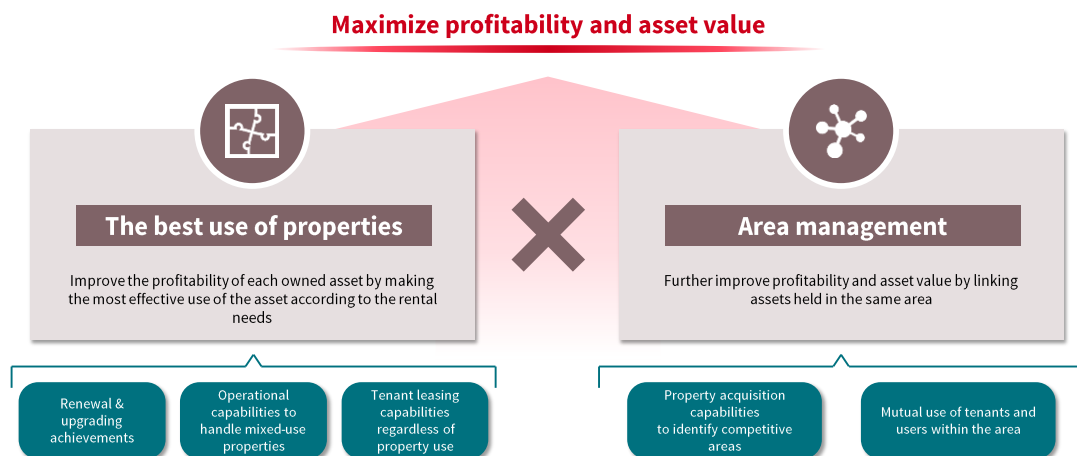
The retail market environment has evolved considerably since 2015 owing to such factors as changes in demographics, growing interest in e-commerce, and an increase in inbound consumption. Under these circumstances, JMF has accelerated investment in areas where people gather. In specific terms, the Investment Corporation has worked diligently to build a robust portfolio through the replacement of assets. This entails disposing of suburban retail and acquiring urban retail properties while at the same time promoting internal growth focusing on urban retail properties.

As the need to consider different lifestyles including working from home gathered pace as a result of the pandemic, JMF was quick to transition from a fund that

specializes in retail properties into a diversified REIT. At the same time, JMF completed a merger with MCUBS MidCity Investment Corporation, which focused on office buildings, beginning a new chapter in its current form.

Recently the distance between locations where people live, work, and consume has narrowed, and the nature of real estate has become increasingly complex from the area and property unit perspectives. Against this backdrop, JMF is focusing on the best use of properties together with area management to build an even stronger portfolio while continuing to invest in locations where people gather.

Maximize profitability and asset value by combining the best use of properties and area management



Here on page 2, I would like comment further on JMF's focus on the best use of properties as well as area management.

As far as the best use of properties is concerned, JMF has a varied and diverse track record in renewal and value-up projects. In this regard, the Investment Corporation is distinguished by its flexible mixed-use property management capabilities and its tenant leasing expertise regardless of a property's application. Drawing on the aforementioned skills, JMF will improve the profitability of each asset held by ensuring the most effective use of leased floor space according to rental needs.

From an area management perspective, JMF has considerable experience in acquiring properties based on its ability to identify competitive locations and to link assets held in the same area through the mutual use of tenants and users. This includes encouraging the employees of retail tenants and offices to utilize other retail stores. Looking ahead, JMF will further improve the profitability and value of its portfolio by linking assets held in the same area.

In short, I believe that this ability to maximize the profitability and asset value of its portfolio by combining the best use of properties and area management is

JMF's most distinguishing feature, setting it apart from other diversified REITs.

Summary of Financial Results

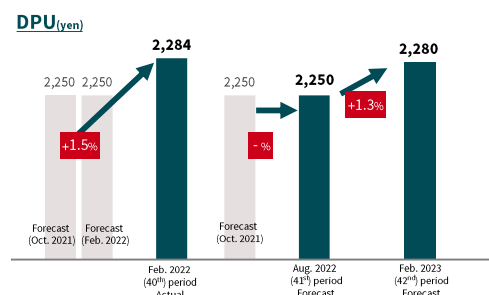
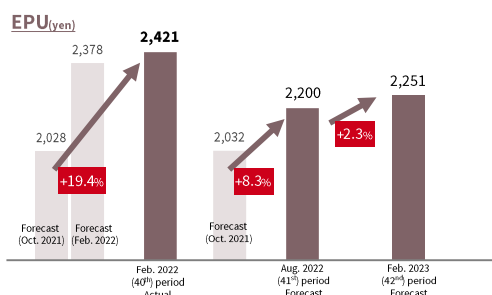
EPU level recovered significantly from the previous forecast; aim to further improve EPU/DPU

	Feb. 2022 (40 th) period Actual	Aug. 2022 (41 st) period Forecast	Feb. 2023 (42 nd) period Forecast
EPU	2,421yen	2,200yen	2,251yen
	VS. Oct. 2021: +19.4% Previous forecast Feb. 2022: +1.8%	VS. Oct. 2021: +8.3% Previous forecast	VS. 41 st forecast: +2.3%
DPU	2,284yen	2,250yen	2,280yen
	VS. Oct. 2021: +1.5% Previous forecast Feb. 2022: +1.5%	VS. Oct. 2021: -% Previous forecast	VS. 41 st forecast: +1.3%

EPU levels on a stable earnings basis*

**2,250 yen or more
is expected**

- End of downtime
- Property acquisition using cash on hand



* Values are estimated based on the NOI disclosed in the latest appraisal report of the assets that are expected to be owned as of the end of Feb. 2023 (42nd) fiscal period.

Japan Metropolitan Fund Investment Corporation

3

Next, I would like to touch briefly on highlights of the February 2022 40th period.

JMF's earnings per unit, or EPU, increased significantly compared with its previous forecast. As indicated here on page 3, the Investment Corporation continues to achieve steady growth despite the pandemic.

In the period under review, EPU came in at 2,421 yen, up 19.4% compared with the forecast announced at the time of JMF's previous investor presentation. The Investment Corporation's distribution per unit, or DPU, edged up 1.5% compared with the previous period, to 2,284 yen. These improvements were largely due to the strategic posting of gains on sale attributable to the replacement of assets and progress in leasing activities. Looking ahead to the 41st and 42nd periods, JMF will continue to post gains on sale as a result of the replacement of assets and push forward a variety of initiatives including leasing as well as cost reduction activities. Based on the aforementioned, EPU is projected to come in at 2,200 yen for the 41st period, up 8.3% compared with the previous forecast. DPU is expected to total 2,250 yen, unchanged from the previous forecast. Turning to the 42nd period for the first time, EPU is anticipated to total 2,251 yen and DPU 2,280 yen, up 2.3% and 1.3%, respectively, compared with the previous forecast.

Jumping ahead to the 43rd period and beyond, EPU is projected to reach 2,250 yen or more on a stabilized basis. This reflects a variety of factors including the end of downtime periods and the acquisition of properties utilizing cash on hand. Moving forward, JMF will continue to target further increases in its EPU and DPU.

Asset replacement progressed steadily, with prospects for completion of lease-up of low occupancy properties



External growth

Replaced assets at a faster than expected pace while expanding investment methods

- Announced acquisition of 4 properties worth 47.7 billion yen
- Announced disposition of 5 properties for 34.1 billion yen, earning an estimated gain of 5.7 billion yen
- Announced new and additional investments in private REITs
- Announced the launch of positive impact investment
- Cash reserves of over 20 billion yen



Internal growth

Lease-up of low occupancy properties is almost complete; further promoted tenant replacement for the best use of properties

- Most of the properties for which leasing was strengthened in the previous fiscal year have already been leased up
- Occupancy rate remained stable at around 99% for the entire portfolio
- Accumulated numerous cases of tenant replacement for the best use of properties
- Launched "Tsunagu Pass," an area management program utilizing DX



Finance

Continued debt cost reduction through refinancing backed by high creditworthiness

- Reduced debt cost by refinancing approximately 23.5 billion yen (effect on DPU: +6 yen)
- Issued 5-year green bonds of 5 billion yen



ESG

Steadily achieved medium- and long-term KPIs, including achieving record-high scores in GRESB and CDP

- Achieved the highest GRESB rating of 5 Star with a record score of 90
- Earned a record score of A- in the CDP Climate Change Program
- Increased the share of electricity from renewable energy to 10.9%
- Newly obtained green building certifications for 4 properties

Directing your attention to page 4, I would like to elaborate on asset management highlights since our last investor presentation.

As far as the Investment Corporation's external growth is concerned, JMF executed the replacement of assets at a pace faster than expected. At the same time, steps were intentionally taken to expand investment methods. In addition to the acquisition of five properties worth 47.7 billion yen and the disposition of five properties for 34.1 billion yen as a part of its asset replacement activities, JMF announced details of new and additional investments in private residential REITs. Over and above the aforementioned, JMF decided to engage in positive impact investment for the first time.

Turning to internal growth, JMF essentially completed the leasing of properties identified during the previous investor presentation where leasing activities were strengthened. Moreover, the Investment Corporation was successful in steadily replacing tenants by promoting the best use of properties. Thanks to these endeavors, the occupancy rate remained stable at around 99% for the entire portfolio.

Utilizing DX, the Investment Corporation launched Tsunagu Pass, an area

management service targeting tenants mainly in the Omotesando area.

From a finance perspective, JMF continued to reduce costs through refinancing, backed by its high credit standing in the period under review. The Investment Corporation also issued green bonds totaling 5 billion yen, its second issue in 2021.

In recognition of its efforts to address environmental, social, and governance, or ESG, concerns, JMF received its highest Global Real Estate Sustainability Benchmark, or GRESB, and Carbon Disclosure Project, or CDP, scores. The Investment Corporation is also making steady progress in achieving its medium- and long-term carbon neutral KPIs.

Maximize EPU and maintain or improve DPU by appropriately identifying changes in the operational environment

	Recognition of the operational environment	Asset Management Policy
External growth strategy	<ul style="list-style-type: none"> The property market is booming with many new players entering the market Cap rates remain tight regardless of property type The number of deals increased due to profit generation needs of operating companies and fund exits against the backdrop of a booming market 	Further strengthen off-market transactions <ul style="list-style-type: none"> Conduct exchange transactions through direct negotiations that assume asset replacement Conduct transactions through direct negotiations based on long-established relationships Continue to develop diverse investment methods and property uses
Internal growth strategy	<div> <div>Retail</div> <ul style="list-style-type: none"> Winners and losers within an area and among properties became clear Demand increased from tenants for luxury or service stores and showrooms Occupancy by office tenants increased </div> <div> <div>Office</div> <ul style="list-style-type: none"> The upward trend in vacancy rates slowed Tenant occupancy increased </div>	Pursue potential upside utilizing our differentiated asset management capability <ul style="list-style-type: none"> Synergy through mixed-use leasing strategy without limiting property usage as to adapt to changes in tenant needs Strategic tenant replacement through implementation of DX and ESG enhancement Implement area-management activities such as mutual customer transportation by collaborating with nearby facilities
Financial strategy	<ul style="list-style-type: none"> While long-term interest rates are rising, especially in the U.S., the rate increase in Japan is limited, and there has been no major change in the lending attitude of financial institutions Favorable debt financing environment continued 	Strengthen financial stability and reduce debt costs <ul style="list-style-type: none"> Continue to build strong lender relationships with new sponsor Continue refinancing with long-term fixed bonds Aim to reduce debt costs through refinancing Consider repurchasing own investment units depending on the unit price
ESG	<ul style="list-style-type: none"> More investors include ESG perspectives in their investment decisions Demand for renewable energy is on the increase Efforts have been accelerated to obtain SBT Initiative Certification to limit the average temperature increase to 1.5°C 	Solidify the position as a leading ESG company in the J-REIT industry <ul style="list-style-type: none"> Promote switching to renewable energy Conduct scenario analysis in accordance with TCFD recommendations

Maximize EPU
Maintain or improve DPU

As I mentioned at the start of this presentation, JMF is committed to maximizing its EPU while maintaining and improving its DPU by accurately identifying changes in its operating environment.

Regarding the Investment Corporation's asset management policy, and from an external growth perspective, JMF will further strengthen off-market transactions in light of the current booming purchase and sale market. In addition to exchange transactions through direct negotiations, plans are in place to leverage JMF's long-term relationships and to cultivate diverse investment methods as well as property uses.

Turning to the Investment Corporation's internal growth, winners and losers within an area and among properties are becoming increasingly clear in the retail market. Tenant demand is increasing for luxury and service-related stores with occupancy by office tenants also on the rise. Meanwhile, the upward trend in office vacancy rates has slowed with growing signs of tenants taking up space. Under these circumstances, JMF will pursue the best use of properties and approach tenants with high needs for store openings, regardless of application. In this manner, energies will be directed toward reducing vacancies and pursuing revenue upside.

In pushing forward its financial strategy, JMF considers a wide range of factors. With little change in the current stance adopted by financial institutions toward lending and an ongoing favorable financing environment, the Investment Corporation will continue to strengthen its financial stability and reduce debt costs by building strong lender relationships.

In the context of its sustainability activities, more investors are including ESG perspectives in their investment decisions. With this in mind, JMF will solidify its position as a leading ESG fund in the J-REIT industry and work to maintain and improve the high standing it has fostered to date.

KKR, one of the world's largest alternative asset managers, becomes the new asset management company sponsor



New sponsor "KKR"

- KKR is a leading global investment firm with USD471bn (¥55 trillion) of AUM and 1,900+ employees
- Over 45 years of investment experience
- On-the-ground presence with office in Tokyo since 2006
- The investment will be held on KKR's balance sheet and MC-UBSR will become a key part of KKR's APAC real estate strategy as a subsidiary solely controlled by KKR



"Business as usual" for JMF

- No changes to the investment policies of JMF
- Committed JMF management teams remain in place to ensure continued operational stability
- No material dependence on current sponsors for the day-to-day management of JMF



Growth opportunities stemming from network of corporate relationships

- Since KKR has extensive relationships with both Japanese and international corporates as well as portfolio company relationships (across private equity, real estate, infrastructure, and other sectors), expected to generate robust real estate deal flow on top of JMF's independent sourcing capabilities
- KKR expects to deploy its M&A and capital markets expertise to create inorganic growth opportunities together with MC-UBSR on behalf of JMF unitholders
- KKR to employ first class investment management oversight over MC-UBSR to ensure operational excellency and enhance unitholder return



Continued operational excellence and ESG focus

- KKR is fully committed to supporting JMF's environmental, social, and governance ("ESG") efforts and improving their sustainability footprint
- KKR will support MC-UBSR in continuing to recruit top-tier talent
- KKR has a strong focus on human capital, and intends to implement agile corporate management practices
- KKR will provide internal specialist resources in areas such as financing, operations, macro strategy and senior advisory

In closing, I would like to provide details of a change in the asset management company's sponsor.

I am pleased to announce that the sponsor of JMF's asset management company, Mitsubishi Corp.-UBS Realty Inc., will change from the current sponsors, Mitsubishi Corporation and UBS Asset Management AG, to KKR & Co. Inc., one of the largest alternative asset management companies in the world.

KKR is a global investment firm with assets under management totaling 55 trillion yen and over 45 years of investment experience. Undertaken as an on-balance sheet transaction, this investment will serve as a strategic platform and a key component of KKR's Asia Pacific real estate strategy.

Despite this change in sponsor, it will be business as usual at JMF with the Investment Corporation's management policy and teams remaining the same. Recognizing the low level of dependence on the current sponsor with respect to its day-to-day operations including the acquisition of properties and tenant leasing, the impact of this change in sponsor on JMF's management will be limited.

Meanwhile, the extensive network built on the broad spectrum of investments in Japanese and international companies, real estate, and infrastructure that KKR brings to the table is expected to generate a robust real estate deal flow going forward.

Looking ahead, the asset management company will work diligently to secure the further growth of JMF drawing on the support of its new sponsor KKR.

This then concludes my portion of the presentation. I would now like to hand the microphone to Mr. Araki, Head of the Asset Management Company's Metropolitan Business Division.

Financial highlights of Feb. 2022 (40th) period

Asset

No. of properties	128 properties
Asset size	1,211.3 bn yen
Appraisal value	1,309.1 bn yen
Unrealized gain	152.8 bn yen
NOI yield ¹	4.5 %
NOI yield after depreciation ¹	3.5 %

Debt

Interest-bearing debt	549.6 bn yen
LTV ratio	44.1 %
Average debt cost	0.73 %
Average loan term remaining until maturity	4.6 years
Credit ratings (JCR)	AA (Stable)

Equity

Market capitalization ²	650.6 bn yen
NAV per unit ³	108,900 yen
Balance of reserve	6.0 bn yen

1. Including dividends income
2. As of the end of Feb. 2022
3. (Net assets + Unrealized profits and losses - Total distribution) / Total units outstanding

MEMO

Japan Metropolitan Fund Investment Corporation | 8

Contents

01	External Growth	P.10
02	Internal Growth	P.14
03	Finance	P.25
04	ESG	P.27
05	Financial Results and Forecasts	P.32

Thank you, Mr. Okamoto.

Following the order of topics listed in the Table of Contents on page 9, I will comment on JMF's external growth, internal growth, finance, and ESG initiatives before closing with an overview of the Investment Corporation's financial results and forecasts.

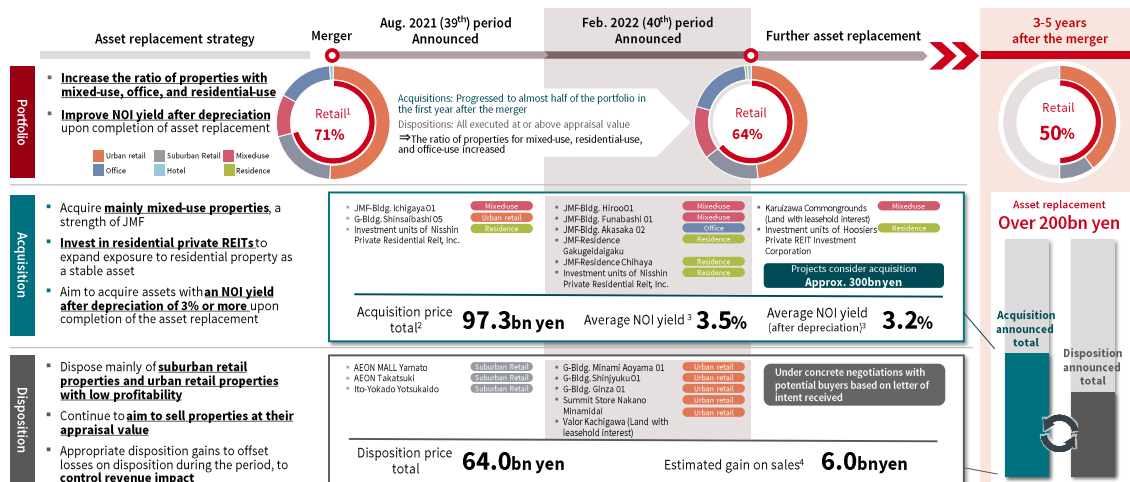
JMF

01

External Growth



Acquire properties that meet the yield targets for asset replacement and execute property dispositions that secure gains on dispositions



I will begin with an overview of the Investment Corporation's external growth starting on page 11.

JMF is working to diversify the types of assets in which it invests and optimize its portfolio in an effort to remain competitive in a changing environment. Key to these endeavors is the replacement of assets currently underway.

In promoting an asset replacement strategy, JMF is looking to improve the quality of its portfolio by increasing the ratio of mixed-use, office, and residential properties. At the same time, the goal is to lift profitability by improving the portfolio's net operating income, or NOI, yield after depreciation.

Since its merger, JMF has acquired properties at a total acquisition price of 97.3 billion yen with an average NOI yield and NOI yield after depreciation of 3.5% and 3.2%, respectively. This exceeds the average NOI yield after depreciation target of 3.0% for all properties subject to disposition totaling more than 200 billion yen.

Acquisitions by JMF are distinguished by the Investment Corporation's focus on mixed-use properties and the ability to leverage the Fund's management strengths. Moreover, JMF places considerable emphasis on expanding its

exposure to residential properties including investments in private residential REITs.

Once again, since its merger, JMF has disposed of properties at a total disposition price of 64 billion yen. The estimated gain on sales following the disposition of these properties is 6 billion yen.

While JMF selects mainly suburban retail properties and urban retail properties that exhibit low profitability, the Investment Corporation has achieved considerable success in disposing of properties above their appraisal values. JMF also adopts a variety of measures to strategically manage its profit and loss. This includes dispersing unrealized gains over multiple periods in the event of a substantial gain on sale and utilizing gains to offset losses in the limited instances when the Investment Corporation incurs a loss on disposition.

Accounting for each of the aforementioned factors, total acquisitions and dispositions over the one-year period since JMF's merger came to 160 billion yen. Progress therefore significantly outpaces projected plans for the three- to five-year period after the merger in March 2021.

Aggressively working to expand investment methods that can ensure high profitability

1 Invest in Private Residential REITs

Acquire exposure to residential property with high profitability
Expand investment and management opportunities in residential properties that offer a dividend yield of 4% or more

Further promote external growth

With regard to properties developed by the sponsors of private REITs, possibility of joint acquisition of large-scale properties that private REITs would have difficulty acquiring on its own and properties outside the investment criteria for private REITs

Nisshin Private Residential Reit, Inc. (NSPR) Additional investment	
Continue to acquire investment units of the private residential REIT whose main sponsor is NISSHIN GROUP HOLDINGS Company, Limited, a condominium developer	
Total investment amount	3,569mn yen
Distribution yield	4.3%

Hoosiers Private REIT Investment Corporation (HPR) New investment	
Newly acquire investment units of the private residential REIT that invests mainly in rental housing whose sponsor is Hoosiers Holdings, a condominium developer	
Total investment amount	1,100mn yen
Distribution yield	4.8%


2 Positive Impact Investing

Expand the scope of ESG initiatives

New ESG initiatives that directly link investment in real estate to the realization of a sustainable society

Earn stable, long-term revenues

Earn stable, long-term returns that meet the “market-level, and sustainable returns” required by the Positive Impact Real Estate Investment Framework

Karuizawa Commongrounds (Land with leasehold interest) Plan to acquire in December 2022	
(Karuizawa-machi, Kitasaku-gun, Nagano)	
	
Acquire land with leasehold interest through a sale and leaseback transaction in Karuizawa area, which is attracting attention as a “third place” for people in the wake of the COVID-19 pandemic, from Culture Convenience Club Co., Ltd. that uses the land for a local community creation project	
Acquisition price	499mn yen
NOI yield after depreciation	4.7%

Japan Metropolitan Fund Investment Corporation

12

Looking beyond efforts to harness the Investment Corporation’s acquisition capabilities and its standard method for acquiring properties, JMF is working diligently to expand investment opportunities that employ diverse investment techniques. At the same time, JMF is endeavoring to further strengthen its management capabilities.

The Investment Corporation began investing in private residential REITs from 2021. In the current period, JMF took steps to undertake an additional investment in Nisshin Private Residential Reit, Inc. of just under 1.7 billion yen bringing its total investment to over 3.5 billion yen. At 4.3%, the distribution yield on this investment is contributing to profitability.

In addition, JMF is undertaking a horizontal investment in a new private REIT. Taking full advantage of its relationship with Hoosiers Holdings, a condominium developer, the Investment Corporation acquired 24.4% of the investment units issued by Hoosiers Private REIT Investment Corporation, which invests mainly in rental housing properties, at an acquisition price of 1.1 billion yen, at the time of its launch in March 2022. The distribution yield on this investment is 4.8%.

Demonstrating its ESG expertise and know-how, JMF is the third publicly listed

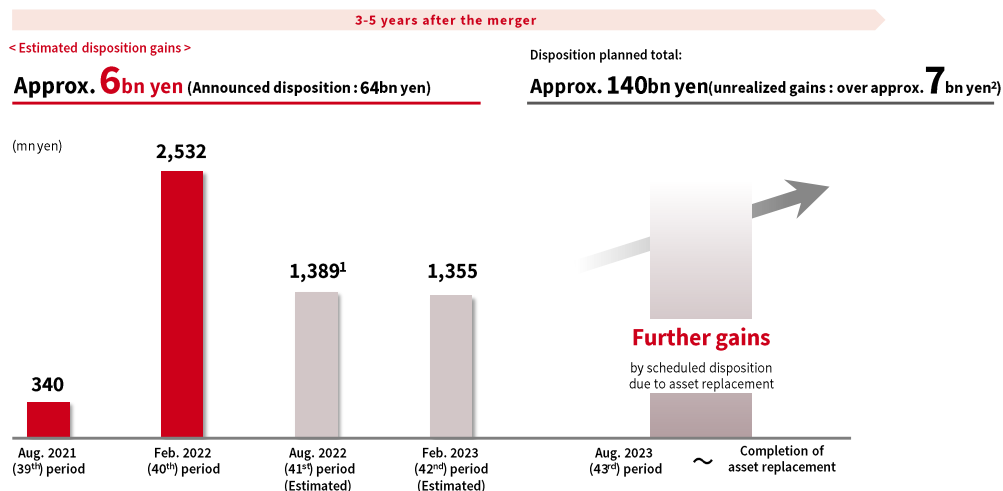
REIT to promote positive impact investing.

Drawing on its relationship with Culture Convenience Club Co., Ltd., a company with considerable planning and value creation capabilities, JMF is looking to invest in land with leasehold interest in Karuizawa. Roughly one hour by train from Tokyo, Karuizawa is attracting interest as a third place outside the home and work and an area that can serve as an extension of urban life.

Working with Culture Convenience Club, the lessee, and tenants, plans are in place to open a bookstore, educational facilities, shared offices, restaurants, and other facilities on the land with leasehold interest. Together with the adjacent residences, the project will embody JMF's live, work, and consumer vision.

JMF plans to enter into a 49-year fixed-term leasehold for business use. Coupled with an NOI yield after depreciation of 4.7%, the Investment Corporation is expecting to secure stable earnings from rent income over the long term. In addition to helping boost profitability and area management capabilities, this investment will contribute to ensuring regional sustainability. Each of the businesses associated with the land with leasehold interest will help promote regional exchange while providing employment, workplace, and various educational opportunities.

Earned approximately 6.0 billion yen in disposition gains after the merger, and aim to earn further gains in the future



Looking at the replacement of assets that is underway after the merger here on this page, JMF has already realized approximately 6 billion yen in disposition gains and is looking to realize more than 7 billion yen on the disposition of assets totaling roughly 140 billion yen going forward.

JMF is estimating an asset replacement period of three to five years following the merger. As a result, a certain amount of additional gain is projected to accrue over the next few years. In the future, JMF will look to realize EPU growth including continuous gains on disposition and by association steadily maintain and improve DPU.

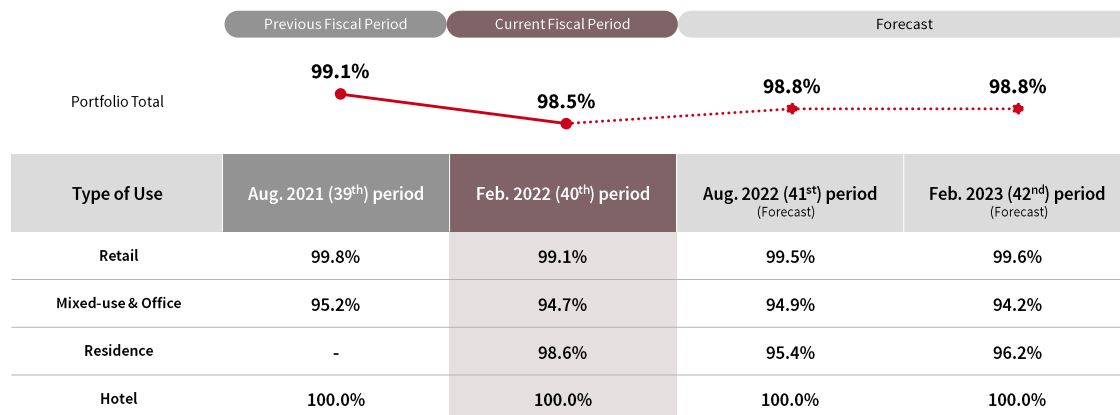
JMF
02

Internal Growth



Overall portfolio maintains a high occupancy rate of around 99%

Occupancy Rate^{1,2}



1. Based on the contracted area occupied in the total leasable area of the property.

2. As of the end of each fiscal period

Moving on to page 15, I would like to elaborate on the Investment Corporation's internal growth.

JMF's portfolio occupancy rate is trending at the high level of around 99%. The Investment Corporation has adopted a conservative approach toward occupancy rate forecasts. Leasing activities for projected vacancies at offices over the next two periods have not been factored into expectations. Despite this conservative approach, the occupancy rate is anticipated to remain at the high level of around 99%.

Sales of retail facilities have tended to exceed the last year's level and are more than 90% of the level of the year before last

over 100%
90% - 100%

		Monthly comparison vs. last year						Monthly comparison vs. two years ago					
		2021				2022		2021				2022	
Property Name		Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.
Tokyo area	GYRE	109%	123%	138%	133%	171%	111%	90%	99%	101%	97%	96%	102%
	La Porte Aoyama	102%	122%	127%	140%	179%	111%	70%	101%	95%	97%	95%	71%
	KAWASAKI Le FRONT	99%	110%	102%	102%	110%	103%	82%	153%	124%	104%	110%	110%
	MARINE & WALK YOKOHAMA	116%	143%	133%	140%	185%	152%	74%	121%	107%	116%	102%	88%
	Machinoma Omori	123%	118%	112%	110%	107%	111%	135%	142%	134%	147%	144%	136%
	Abiko Shopping Plaza	106%	99%	98%	102%	106%	102%	98%	106%	101%	102%	104%	96%
Osaka area	KAMISHIN PLAZA	97%	102%	101%	102%	100%	97%	94%	112%	103%	107%	100%	95%
	Kyoto Family	92%	94%	96%	94%	94%	91%	79%	98%	94%	94%	96%	88%
	Nara Family	97%	99%	98%	99%	97%	93%	75%	106%	95%	95%	86%	93%
Nagoya area	mozo wonder city	90%	99%	102%	107%	104%	84%*	79%	96%	88%	94%	82%	78%*
Other area	Oyama Yuen Harvest Walk	90%	111%	105%	101%	116%	108%	75%	116%	104%	95%	106%	100%

* Due to a temporary decrease in the number of operating tenants due to the renewal

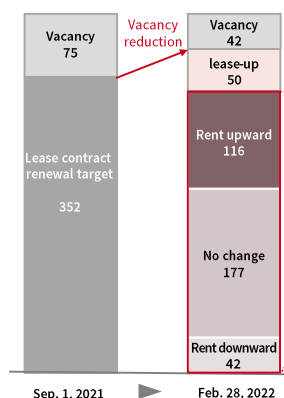
Turning to the status of operations at retail facilities on page 16, I would like to touch on sales trends at large direct-lease multi-tenant properties.

The table at the left side of the page outlines trends in monthly sales compared with the previous year. The table at the right depicts monthly sales compared with 2020 prior to the outbreak of COVID-19.

Sales have exhibited a robust recovery since the nationwide state of emergency was lifted in October 2021. As indicated at the left, year-on-year sales have recovered to over 100% at virtually all of the facilities held by the Investment Corporation. Since February of this year, a period during which the government recently announced measures to prevent further spread of the pandemic, sales have continued to show a positive trend. This favorable trend has remained in place since mid-March when the aforementioned measures were lifted.

Turning once again to the year-on-year comparison at the right of the page, prior to COVID-19 two years ago, sales at many facilities have recovered to levels exceeding 90%, with some facilities enjoying a positive turnaround of more than 100%. As you can see, this is indicative of a strong recovery.

Steadily increase or maintain rent at lease renewal time and reduce vacancies through lease-up

Leasing results for blocks for leasing^{1,2}Rent increase **+87mn yen/FP**Effect on the DPU³ **+12yen**

	Retail	Office	Residence
	Area subject to rent revision increased significantly due to renewal of mozo wonder city, etc.	Continued to revise rents upward mainly in the Osaka area	Renewed leases in the residential blocks of JMF-Bldg. Ichigaya 01
Rent upward	85	30	1
No change	115	60	2
Rent downward	33	9	—
Total	233	99	3

Rent increase⁴**+3.1%****+2.0%****+3.2%**

Rent Gaps (Office)

As of the end of Feb. 2022 **+0.6%**
(VS. 39th FP+3.8%)

Tokyo area	+9.8% (VS. 39 th : +4.9%)
Osaka area	-9.4% (VS. 39 th : +2.0%)
Other areas	-14.9% (VS. 39 th : +0.5%)

* Please refer to page 37 for the notes to this page.

Turning the page, I will now comment on the status of leasing for the portfolio as a whole.

At the start of the 40th period, leases for 352 blocks were subject to renewal owing to the expiration of contracts. Together with the 75 vacant blocks, a total of 427 blocks were subject to leasing and contract renewal negotiations as of September 1, 2021.

As of the end of the 40th period, the number of vacant blocks declined to 42. Of the 352 blocks where lease contracts were subject to renewal, rents either increased or remained unchanged for over 80%.

Looking at movements in rents as a result of the renewal of contracts, JMF was successful in securing increases of between 2 and 3.2% for each type of use. As far as its office rental properties are concerned, JMF's holdings are mainly comprised of medium-sized properties. As such, JMF's holdings are less likely to feel the direct effects of large companies downsizing their offices in response to the growing incidence of remote work. Based on the aforementioned, occupancy rates and rent levels have remained stable. Recognizing the potential for increases in rents in Osaka and other areas, based on the rent gap of around 10%

in these regions, JMF will continue to take advantage of its area diversification strengths.

On one final point regarding the steady progress made in leasing up vacant blocks and negotiations with numerous tenants whose contracts are subject to renewal, JMF has demonstrated the competitive advantage of its properties while strengthening the quality of its portfolio. At the same time, the Investment Corporation has leveraged the leasing capabilities of its in-house leasing team for each type of property use.

Directing you to page 18, I would like to explain in greater detail how JMF's leasing activities are progressing for each type of property use.

Leasing Status (Retail / Mixed-use)

JMF-Bldg. Ginza Chuo-Dori 01 (Chuo-ku, Tokyo)

Promote mixed-use through strategic tenant replacement that utilizes location advantage



✓ Succeeded in strategic replacement between luxury brand tenants

- Replaced tenant without lowering the rent level on a stable earnings base, even with the declining market rents in Ginza
- Collected penalties for early lease termination from existing tenant
- The successor tenant will be a luxury brand, opening one of the world's largest flagship stores

✓ On the upper floors, some of the food and beverage tenants have been replaced by offices

- Attracted a beauty salon office that appreciates the Ginza location as a successor tenant to the food and beverage blocks.

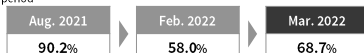


G-Bldg. Jingumae 09 (Shibuya-ku, Tokyo)

Demand for tenancy is on the increase and prompt lease-up is planned



- An art gallery store moved in as a regular store in March
- Currently negotiating with prospective tenants for a large vacant block
- Collected rent by using demand for pop-ups to fill vacant space during the period



JMF-Bldg. Daikanyama 01 (Shibuya-ku, Tokyo)



Increased occupancy by services tenants helped reduce vacancies

- A veterinary hospital and a simulation golf course occupied the two blocks out of three that were vacant at the beginning of the period
- Continued leasing of one remaining vacant block



G-Bldg. Nagoya Sakae 01 (Nagoya-shi, Aichi)



Lease-up progressed due to occupancy by services tenants

- One block out of three that were vacant at the beginning of the period is occupied
- A medical tenant moved into the middle floor
- There are specific tenant candidates for the remaining two blocks



G-Bldg. Shinsaibashi 03 (Osaka-shi, Osaka)



Negotiations are under way with new tenant candidates

- Currently under negotiation regarding restoration obligations and usage fee with a former core tenant of Building
- Looking to strategically attract tenants with various needs for retail space including pop-up stores

Japan Metropolitan Fund Investment Corporation

18

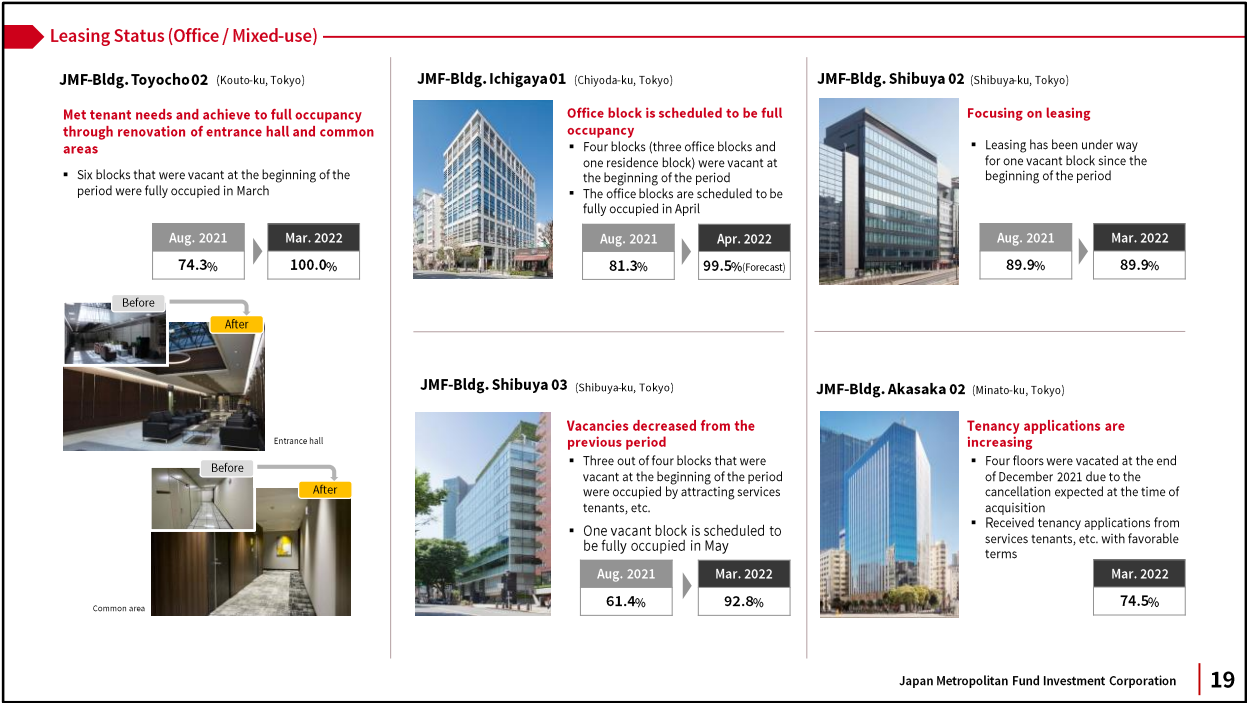
I will begin with a few comments on the status of leasing for retail- and mixed-use properties.

First, leasing activities in prime and central locations are firm. Leasing in these areas are enjoying the positive flow-on effects of strong demand for luxury items including brand products, watches, jewelry, and furniture. While JMF fielded requests to consider the continued use of stores from luxury brand tenants occupying the first to fourth floors of JMF-Bldg. Ginza Chuo-Dori 01, the decision was made to replace existing tenants with another luxury brand on a strategic basis after also taking into consideration the needs of the successor tenant as well as the ongoing impact of the pandemic.

Second, steps are being taken to increase the ratio of other use tenants including those from the service industry and office sector. Potential tenants are evaluating highly the location of retail facilities within the Investment Corporation's portfolio. As a result, certain properties with low occupancy are recovering steadily.

G-Bldg. Shinsaibashi 03, pictured at the bottom right of the page, is distinguished by its prime location on Shinsaibashi-suji-dori, the most vibrant commercial street in the Kansai region. Currently, we have received numerous requests to

open new stores. As the Asset Management Company, we are in no rush to make a decision. We will continue to negotiate with the aim of securing the most appropriate terms and conditions while considering the use of pop-up tenants.



Next, I would like to comment on the status of leasing mainly for office use properties.

Leasing activities for office space that was vacant as of the beginning of the period are progressing steadily.

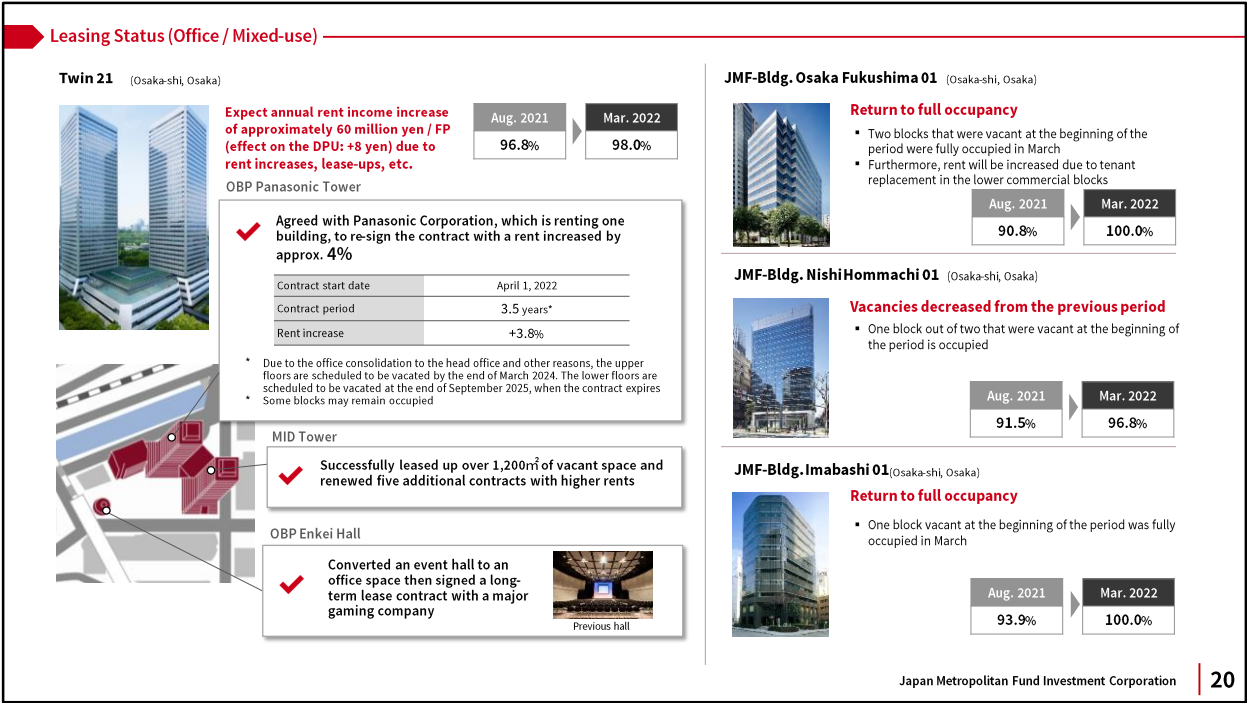
The key point here is that we have also maximized the strengths of our real estate management capabilities in our office leasing activities and are concluding contracts in a timely manner.

Occupancy at JMF-Bldg. Toyochō 02 fell to 74.3% as of the beginning of the 40th period. At this time, the decision was quickly made to renovate the entrance hall and common areas. Thanks to the prompt action taken, occupancy recovered to 100% within six months.

Occupancy rates at various properties including JMF-Bldg. Ichigaya 01 and JMF-Bldg. Shibuya 03 are also improving substantially.

Pictured at the bottom right of the page, the decision by tenants to vacate four floors at JMF-Bldg. Akasaka 02 as of the end of December 2021 was factored into

JMF's calculations when the property was purchased as of the end of November 2021. Utilizing our commercial leasing capabilities, we have received multiple applications from service and other tenants. Leasing negotiations are progressing smoothly, and we are confident in our ability to quickly improve occupancy rates.



Here on this page, I would like to touch on the status of office leasing in Osaka.

Office leasing activities in Osaka are progressing steadily, in similar fashion to Tokyo.

Pictured at the left of the page, Twin 21 is comprised of two large office buildings which house three structures, OBP Panasonic Tower, MID Tower, and OBP Enkei Hall. OBP Panasonic Tower is leased in its entirety to Panasonic Corporation. Following on from negotiations conducted upon expiration of the lease contract as of the end of March, an agreement was reached for a new contract period of 3.5 years and an increase in rent of 3.8%. More than 1,200 square meters of vacant space at MID Tower was also leased bringing occupancy to almost 100%. OBP Enkei Hall, which was previously used on a one-off event basis, was converted into office space. Successful steps were then taken to conclude a long-term lease contract with a major game company.

Accounting for each of these factors, JMF has realized an increase in rent income from Twin 21 as a whole of approximately 60 million yen per period.

Meanwhile, roughly half of the upper floors at OBP Panasonic Tower will be

vacated as of the end of March 2024. The lower floors will also be vacated as of the end of September 2025 when the lease contract expires.

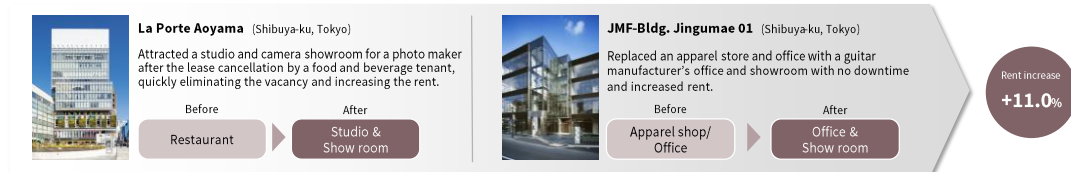
However, the lessee, Panasonic Corporation, subleases a certain area to an affiliated company. This portion may remain in use after the end of September 2025.

Recognizing that the upper floors of OBP Panasonic Tower will be vacated in two years, and that the current rent paid by Panasonic is lower than the market because the tower is leased in its entirety, we see these future events as an opportunity to improve the property's profitability. Accordingly, we have already commenced preparations to engage in leasing activities.

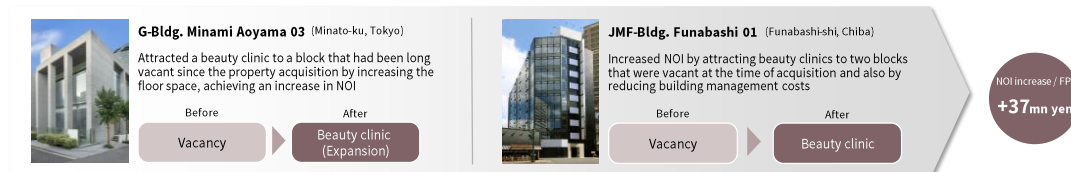
While anticipating a certain period of downtime due to the replacement of tenants in the future, JMF plans to maintain stable distributions by allocating the gains on sale of properties and/or managing the portfolio through the use of reserves.

Seek the best use of properties by capturing changes in the operating environment

Captured the increasing need for showroom space in central Tokyo and achieved rent increase through tenant replacement



Captured the increasing tenancy needs from beauty business, eliminating blocks vacant since the acquisition and improving NOI



1. The increase of revenue-based rent is not included.

As was explained earlier in this presentation, in continuing to invest in and manage real estate, JMF seeks to secure tenants that will ensure the best use of properties. To this end, the Investment Corporation works to capture changes in its operating environment.

As a result, JMF is realizing an increase in rents through the replacement of tenants. At the same time, the Investment Corporation is securing improvements in NOI by eliminating vacancies from the time properties were acquired.

Looking at specific examples, FUJIFILM Corporation opened a studio and camera showroom after a food and beverage tenant cancelled its lease at La Porte Aoyama, an urban retail property. Gibson Brands, Inc., a world-famous guitar manufacturer, set up a showroom and office, replacing an apparel store and office at JMF-Bldg. Jingumae 01, a mixed-use complex. The replacement of tenants in this instance generated a total increase in rent of 11% compared with the previous tenants.

As far as the two properties listed across the bottom half of the page are concerned, JMF took strategic steps to approach beauty clinics with the strong need to establish and/or expand their presence despite the spread of the

pandemic. In each cash, the Investment Corporation leased up space that was vacant at the time of property acquisition.

The Best Use of Properties

mozo wonder city (Nagoya-shi, Aichi)

Reflected changes in consumer behavior during the COVID-19 pandemic in renewal

Changes in consumer behavior during the COVID-19 pandemic

- Increased purchasing opportunities at facilities near home due to increased remote work
- Decreased desire to purchase fashion products due to fewer opportunities to go out
- Increase in take-out food and beverages due to enhanced awareness of hygiene
- Improved awareness of sustainability
- Active use of online services such as e-commerce

Main renewal

Created a new food sales zone

Attracted many grocery stores and popular local street stores such as bakeries and confectioneries



Image of food sales zone

Promoted sustainability initiatives

Established industry-university partnerships with local universities and set up pop-up stores under the theme of sustainability



A pop-up store with a focus on sustainability

Expenditure
620mn yen

Estimated
Increase in NOI¹
54mn yen

ROF²
8.8%

1. (NOI after renewal project or estimated NOI) - (NOI before renewal project)
2. NOI increase / Expenditures

KAWASAKI Le FRONT (Kawasaki-shi, Kanagawa)

Achieved an annual rent increase of over 12 million yen / FP by increasing the floor space of an electronics retail store; expecting another upside by replacing an apparel tenant with a service tenant

Achieved an annual rent increase by expanding the floor space of an electronics retail store adjacent to a restaurant that canceled their lease



Renegotiated with the previous service tenant with a rent rise following increased inflow of customers after renewal



Machinoma Omori (Ota-ku, Tokyo)

Increased sales by 1.5 times since opening, and implemented strategic tenant replacement

Successfully completed lease-up with no downtime after the lease cancellation by a apparel shop by expanding the floor space of an electronics retail store adjacent to the apparel shop



Replaced tenants with virtually no downtime after the lease cancellation by a nursing support office, and increased rent



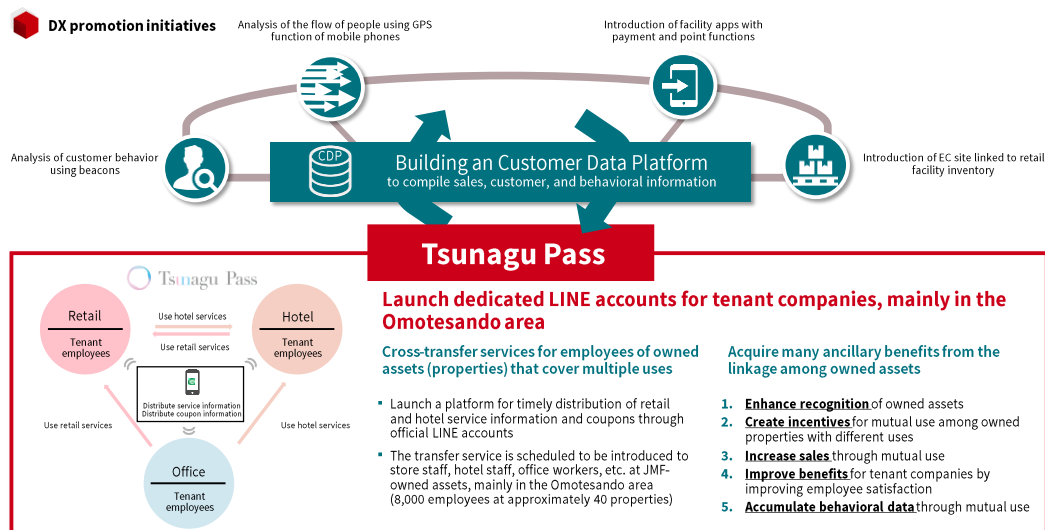
Drawing your attention to other examples here on page 22, the lease contracts of 165 of the approximate 230 tenants at mozo wonder city, a large retail facility located in Nagoya City, expired in March 2022. Leasing activities are underway with a view to renewal and the replacement of tenants, taking into consideration changes in consumer behavior as a result of the pandemic. In specific terms, JMF is focusing on tenants that address the growing trend toward consumption in close proximity to the home and the increased appetite for food-related purchases.

This renewal is centered on a tenant replacement strategy that is designed to make the best use of existing blocks. On a total expenditure of around 600 million yen, the increase in annual NOI is estimated to come in at 54 million yen. Accounting for these factors, the effects of investment are projected to reach 8.8%.

In addition, other large retail facilities are also undergoing tenant replacement with a transition to an alternative industry sector. KAWASAKI Le FRONT has experienced a shift from food and beverage to an electronics retail store tenant. The active replacement of an apparel store tenant with an electronics retail store tenant was also completed at Machinoma Omori. Through these and other initiatives, JMF is realizing an increase in rent while improving the ability of its

properties to attract customers.

Evolution from ongoing efforts to promote DX to its use in area management



Japan Metropolitan Fund Investment Corporation

23

Changing tack, I would now like to touch briefly on area management and DX promotion.

JMF has promoted various DX initiatives for several years now. This includes analyzing the flow of human traffic using beacons installed throughout our facilities and GPS location information. We have also developed and introduced apps for large retail facilities as well as an e-commerce site linked to store inventory and built an integrated customer data platform to compile information on each operating property. In a bid to expand the scope of these initiatives, we are looking beyond individual properties and exploring opportunities through area management.

In the period under review, JMF launched a new DX initiative, Tsunagu Pass, to further advance area management.

Tsunagu Pass is a LINE account service system developed jointly with external parties. By attracting subscriptions from the employees of retail facility, office, and hotel tenants of the properties owned and managed by the Investment Corporation, the goal is to promote mutual use and collaboration within assets in the same area.

Plans are in place to initially introduce Tsunagu Pass to 8,000 retail store and hotel employees as well as office workers at roughly 40 properties held by JMF in the Tokyo area. By using LINE accounts to distribute service information and coupons, we will work to promote the use of hotels to store staff and office workers, encourage hotel employees and office workers to shop at retail stores, and stimulate other mutual use.

Minimal decline in appraisal value, with mostly unchanged cap rates despite decline in the office sector

	Appraisal Value ¹				Cap rates ³		
	As of Aug. 31, 2021 ² (mn yen)	As of Feb. 28, 2022 (mn yen)	Change (mn yen)	Change (%)	As of Aug. 31, 2021 ² (%)	As of Feb. 28, 2022 (%)	Change (%)
Urban retail	678,355	669,805	-8,550	-1.3	3.90	3.91	+0.02
Mixed-use	201,230	199,280	-1,950	-1.0	3.71	3.70	-0.01
Office	228,730	229,210	+480	+0.2	3.55	3.49	-0.06
Hotel	12,440	12,450	+10	+0.1	4.01	4.01	+0.00
Residence	1,860	1,860	-	-	4.30	4.30	-
Suburban retail	196,690	196,500	-190	-0.1	4.90	4.88	-0.01
Total / Average	1,319,305	1,309,105	-10,200	-0.8	3.96	3.95	-0.00

1. G-Bldg. Minami Aoyama 01 and G-Bldg. Shinjuku 01, which were disposed of in the Feb. 2022 (40th) period, are not included.

2. The appraisal values for JMF-Bldg. Hiroo 01, Funabashi 01, JMF-Bldg. Akasaka 02, and JMF-Residence Chihaya acquired during Feb. 2022 (40th) fiscal period, were added as of the time of their acquisitions.

The appraisal values for G-Bldg. Ginza 01 and Valor Kachigawa (land with leasehold interest) which JMF partly disposed during the Feb. 2022 (40th) fiscal period were calculated by multiplying the jointly held ownership percentage to the appraisal value of the Aug. 2021 (39th) fiscal period.

3. Weighted average of direct cap rates at appraisal value. (excluding properties to which the direct capitalization method is not applied)

Turning the page to address the issue of valuation, JMF's overall portfolio saw a slight decline in its appraisal value of 0.8%. From a cap rate perspective, levels remain tight as certain appraisal agencies lower their cap rate guidelines for office properties.

By property type, the total appraisal value of urban retail properties decreased 1.3%. This largely reflects the contract expiration of UNIQLO at G-Bldg. Shinsaibashi 03.

JMF

03

Finance



Aim to reduce debt cost by maintaining a strong balance sheet

Financial Indicators

Credit ratings (JCR)	AA (Stable)
LTV ¹	44.1%
LTV (based on appraisal value) ²	39.3%
Average debt cost ³	0.73%
Average loan term remaining ⁴	4.6 years
Long-term borrowing ratio ⁵	98.9%
Fixed-interest ratio	94.0%

Benchmark

LTV benchmark: **40% - 50%**
Acquisition capacity:
(from LTV 44.1% to 45.0%) **Approx. 21bn yen**

Latest Refinancing (Dec. 21, 2021 – Apr. 1, 2022)

	Before	After
Amount	23,500mn yen	23,500mn yen
Avg. term	6.1 years	7.1 years
Avg. debt cost ⁶	0.92%	0.58%

Effect on
the DPU⁷
+6yen

Borrowings maturing within 5 periods (Long-term Fixed and Investment Corporation Bond Only)

	Aug. 2022 Period (41st)	Feb. 2023 Period (42nd)	Aug. 2023 Period (43rd)	Feb. 2024 Period (44th)	Aug. 2024 Period (45th)	Total/ Average
Amount	20,900mn yen	14,500mn yen	26,900mn yen	19,500mn yen	33,700mn yen	115,500mn yen
Avg. term	7.4 years	8.4 years	7.4 years	9.2 years	7.4 years	7.8 years
Avg. debt cost ⁶	0.95%	1.06%	0.90%	1.14%	0.64%	0.89%

If refinanced at 0.7%, effect on the DPU⁷

+15yen

* Please refer to page 37 for the notes to this page.

Moving on, we provide details of financial indicators at the left of page 26.

Shortly after announcing details of a change in sponsor on March 17, we received an advice from Japan Credit Rating Agency, Ltd. that JMF's rating of AA Flat remained unchanged.

Since its last investor presentation, JMF has undertaken refinancing to the tune of 23.5 billion yen. With an average term of 7.1 years and an average debt cost of 0.58%, this refinancing will have a positive impact on DPU of six yen.

The total amount of borrowings scheduled to mature over the next five periods comes in at 115.5 billion yen. Based on a current average term of 7.8 years and an average debt cost of 0.89%, refinancing at the provisional debt cost of 0.7% will have a 15-yen positive impact on DPU.

While it will depend on the financial environment, we believe that there is still significant room to reduce costs through refinancing. Even if interest rates and spreads rise in the future, we believe that the likelihood of higher costs from refinancing is low.

JMF
04

ESG



Implementing initiatives to achieve the targets set out in the medium- and long-term KPIs

Obtain ESG ratings from external evaluation agencies

Topics

- Received the highest GRESB rating of 5 Star
- Earned a record score in the CDP Climate Change Program



GRESB Real Estate Assessment

5 star

CDP Climate Change Program

A-

MSCI ESG Rating

BBB

2021 CONSTITUENT MSCI JAPAN
ESG SELECT LEADERS INDEX

Selected

Increase the ratio of properties with environmental certifications

**Target
75%**

Topics

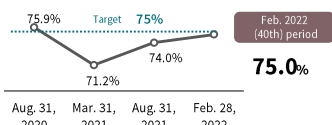
- Newly obtained green building certifications for 4 properties
- Ratio of properties with environmental certifications increased to 75.0%

CASBEE
for Building Certificates

Newly certificated

3 propertiesTokyo Low-Carbon Small and
Medium-Sized Model Building**1 property**

Trend in the ratio of properties with environmental certifications



Reduce CO₂ emissions

**CO₂ emissions²
201,023tCO₂**

Topics

- Conducted energy-saving construction works at 15 properties
- Increased the ratio of renewable energy

Energy-saving
construction**15 properties**Estimated CO₂
emissions/year¹**-333tCO₂**Increase in the share of
renewable energy
through new introduction**6 properties****-6,610tCO₂**

Trend in the ratio of renewable energy introduction



* Please refer to page 37 for the notes to this page.

Japan Metropolitan Fund Investment Corporation

28

Next, I would like to comment on JMF's efforts to address ESG concerns.

JMF continues to vigorously promote a variety of initiatives in a bid to achieve the ESG medium- and long-term KPI targets established last year. As far as external evaluations are concerned, the Investment Corporation maintains its high Five Star and A minus ratings from GRESB and CDP, respectively.

After obtaining accreditation for four new properties, JMF also achieved its target ratio of properties with environmental certifications of 75% in the period under review.

Moreover, the goal to reduce CO₂ emissions and achieve carbon neutrality by 2050 remains unchanged. To this end, JMF conducted energy-saving construction work including the installation of LED lighting at 15 properties and introduced the use of renewable energy at six new properties thereby increasing its ratio of renewable energy use. In particular, JMF has set its KPI target ratio for the introduction of renewable energy at 20% of total electricity consumption. In just one year, the Investment Corporation has progressed to 10%, which is half of the target.

Actively switch to electricity derived from renewable energy

Renewable energy introduction	Introduction date	Estimated CO ₂ emissions/year
GYRE	Apr. 1, 2019	261
G-Bldg. Sangenjaya 01	Apr. 1, 2020	156
MARINE & WALK YOKOHAMA	May 1, 2020	1,581
mozo wonder city	Apr. 1, 2021	11,773
Nara Family	Jun. 1, 2021	3,506
Kyoto Family	Jun. 1, 2021	1,133
G-Bldg. Omotesando 02	Mar. 1, 2021	1,110
JMF-Bldg. Abeno 01	Nov. 1, 2021	368
pivo Izumi Chuo	Oct. 1, 2021	267
G-Bldg. Jingumae 06	Dec. 1, 2021	153
G-Bldg. Daikanyama 01	Dec. 1, 2021	155
G-Bldg. Minami Aoyama 02	Dec. 1, 2021	161
G-Bldg. Kita Aoyama 01	Dec. 1, 2021	41
JMF-Bldg. Hiroo 01	Jan. 1, 2022	226
14 properties		-20,891tCO₂/year

Increase in
the share of
renewable
energyNew
introduction

New operation of a solar power service from March 2022

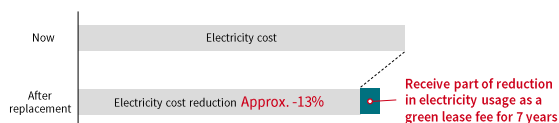
Adopted a solar PPA scheme at OYAMA YUEN HARVEST WALK (Oyama-shi, Tochigi) and started electricity supply without capital investment



Estimated CO₂
emissions/year
-350tCO₂

Concluded a green lease agreement

A seven-year green lease agreement was concluded with AEON RETAIL Co., Ltd., the master lease tenant at AEON MALL Tsudanuma (Narashino-shi, Chiba), on adding the electricity cost reduction consideration for the replacement of LED fixtures for parking lot lighting to the rent



In terms of its environmental initiatives, we provide a list of properties that have actively switched to electricity derived from renewable sources at the left of page 29. In total, this has contributed to a reduction in CO₂ emissions of roughly 10%.

Without the need for capital investment, JMF installed solar facilities based on a PPA scheme on the rooftops of two of the seven buildings at OYAMA YUEN HARVEST WALK enabling the supply of electricity to tenants. In addition to the supply of green power, this initiative is helping to reduce electricity costs.

As indicated at the bottom right of the page, JMF has also commenced a green leasing initiative in cooperation with AEON RETAIL Co., Ltd., a tenant at AEON MALL Tsudanuma.

Conduct renewal promoting local production for local consumption

Renewal work was conducted on the food court at Abiko Shopping Plaza in October 2021

Points!

- Used timber produced in Chiba
- Collaborated with local timber dealers
- Utilized the subsidy

- **Local production for local consumption**
- **Local collaboration**
- **Cost reduction**



Chiba prefecture subsidy
"Projects promoting the development of towns scented with Chiba wood"

Receive a subsidy equivalent to **50%** of renewal work cost

Actively implement initiatives through industry-academia collaboration

mozo wonder city × Nagoya University of the Arts

Held events where students planned and experienced Japanese forests

- Held discussion events inviting guests related to forests as well as workshops using wood around once a month for two to three days
- Lessons were planned by students at Nagoya University of the Arts as part of class work



KAMISHIN PLAZA × Osaka University of Economics

Signed a memorandum of joint cooperation utilizing its location in close proximity

- Provides location for faculty research and student training experiments
- Revitalizes the local community



From a social perspective, JMF undertook renewal work at Abiko Shopping Plaza with a view to promoting local production for local consumption. Among a host of other endeavors relating to the sustainability of society, the Investment Corporation participated in an industry-academia collaboration. In specific terms, events planned by students were held at mozo wonder city in Nagoya within the retail facility.

Launch of new management structure

The appointment of an Executive Director and Supervisory Directors was approved at the General Meeting of Unitholders held on Nov. 26, 2021. We will strive for JMF's further development to the best of our abilities, leveraging each director's knowledge.



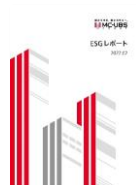
Masaharu Usuki Masahiko Nishida Osamu Ito

Title	Name	Reason for appointment	Attendance at Directors' Meetings in the 40 th period ¹
Executive Director	Masahiko Nishida	He was appointed, being judged as appropriate to execute the Executive Director's duties, as he is an accounting expert and had been a Supervisory Director at JMF for a long time	100% (13 out of 13 meetings)
Supervisory Director	Masaharu Usuki	He was appointed, being judged as appropriate to supervise the Executive Director's activities from the standpoint of an accounting expert	100% (13 out of 13 meetings)
Supervisory Director	Osamu Ito	He was appointed, being judged as appropriate to supervise executive director's activities from the standpoint of a legal expert	100% (6 out of 6 meetings)

1. Mr. Masahiko Nishida attended the Directors' Meetings 7 times as a Supervisory Director, and 6 times as an Executive Director. Attendance for Mr. Osamu Ito reflects the number of meetings he has attended after he has been appointed as Supervisory Director.

Actively disclose information

Published ESG Report 2022



Announced ESG activities in the ESG Report on JMF's website

Download



Communication with stakeholders

- Held the first online presentation on the management status for unitholders
- Held IR seminars for individual investors on a regular basis
- Held over 100 IR meetings with institutional investors



Presentation on management status for unitholders (online)

Japan Metropolitan Fund Investment Corporation

31

As outlined here on page 31, and as a part of its governance endeavors, JMF plans to continue managing its portfolio with the aim of maximizing unitholders' return under the guidance of a new management structure that takes advantage of the expertise of three directors, comprising an executive director and supervising directors, newly appointed at the General Meeting of Unitholders held in November last year.

In addition, JMF is strengthening communication with stakeholders through the publication of an annual ESG report and investor relations activities. The Investment Corporation will continue to proactively disclose information.

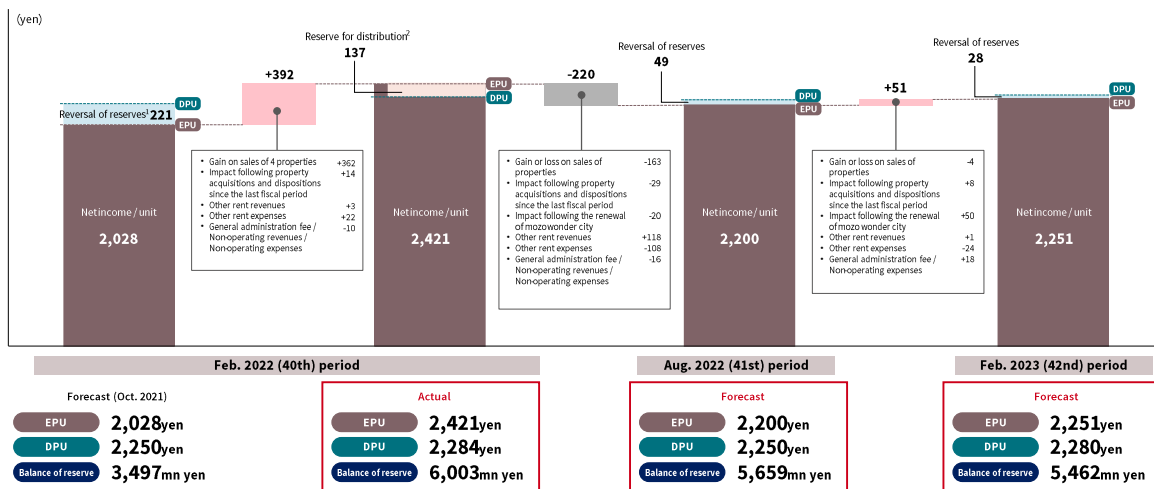
In closing, I would like to comment on financial results for the 40th period and forecasts.

JMF
05

Financial Results and Forecasts



Continue to maintain and improve distributions by strategically utilizing disposition gains



Here on page 33, we provide details of JMF's DPU for the 40th period and forecasts for the 41st and 42nd periods.

Compared with the announced forecast of 2,250 yen, JMF's DPU for the 40th period came in at 2,284 yen. DPU for the 41st period is projected to total 2,250 yen as previously forecast. Commenting on the 42nd period for the first time, DPU is estimated to reach 2,280 yen.

Taking into account trends in EPU for each period, which underpins DPU, I would like to elaborate further.

In the 40th period, EPU climbed 392 yen, to 2,421 yen. This net increase reflected such factors as the increase in gains on disposition from the sale of certain properties including a 30% co-ownership interest in G-Bldg. Ginza 01 as well as G-Bldg. Shinjuku 01 as part of a large-scale exchange transaction with Hulic Co., Ltd., the upswing in rental income associated with the replacement of assets, and the fact that only 113 million yen of the 200 million yen posted as expenses to cover the risk of a downturn in rent as a result of the pandemic was used.

After undertaking a reversal of reserves to the tune of 28 yen to eliminate the tax

discrepancy attributable to such factors as the amortization of positive goodwill at the time of the merger, JMF will allocate to reserves the equivalent of 166 yen, the maximum amount permissible during the period under review. Based on the aforementioned, DPU will come in at 2,284 yen, an upside of 34 yen compared with the previous announcement.

EPU for the 41st period is projected to total 2,200 yen. The principal factor behind the downturn of 220 yen compared with the previous period is the incidence once again of gains on the disposition of a 30% co-ownership interest in G-Bldg. Ginza 01 as well as Summit Store Nakano Minamidai store. At the same time, the Investment Corporation has factored in losses on disposition of assets going forward. Taking into account the decrease in net gains on disposition compared with the 40th period and such factors as an increase in repairs and maintenance, EPU is projected to reach the forecast amount of 2,200 yen, down 220 yen compared with the previous period.

Based on these factors and a reversal of reserves of 49 yen, DPU is expected to total 2,250 yen, unchanged from the previous announcement.

Finally, EPU in the 42nd period is estimated to come in at 2,251 yen, up 51 yen compared with the 41st period. This is mainly due to the growth in profit associated with the renewal of mozo wonder city and the increase in rental income as a result of leasing activities.

Meanwhile, DPU is anticipated to reach 2,280 yen. JMF will once again undertake a reversal of reserves to eliminate any tax discrepancy in the subject period.

As far as forecasts for the next two periods are concerned, in preparing budgets the Investment Corporation has incorporated an increase in utility costs due to the recent rise in fuel and related prices.

At this point, I would like to supplement my earlier comments and elaborate in more detail on JMF's management status.

JMF has continued to optimize its portfolio by identifying changes in its operating environment in a timely manner. The Investment Corporation's asset replacement strategy remains a key initiative in achieving this end.

In carrying out this strategy, JMF expects to dispose of properties at a total disposition price of approximately 140 billion yen in the future. Of this total, the gain on disposition is anticipated to exceed 7 billion yen. The Investment Corporation will continue to maintain and improve distribution by strategically utilizing this gain on disposition on an ongoing basis. To prepare for future uncertainties, JMF will also manage its reserves, which currently stand at approximately 6 billion yen.

In conjunction with the replacement of assets, energies will be directed toward improving portfolio profitability on a stabilized basis.

Over the ensuing six months, JMF will undertake a wide range of specific measures. Efforts will include leasing activities of large downtime blocks, maintaining stable occupancy rates, securing a recovery in retail facility sales, improving NOI yield after depreciation through the replacement of assets, acquiring additional properties through various sources including free cash flow, and investing in private REITs. In this manner, JMF will work toward realizing further portfolio profit growth on a stabilize period basis.

Coming to the end of this presentation, I would also like to elaborate on the change in sponsor.

Responsible for the management of the Fund, the Asset Management Company's Metropolitan Business Division is comprised of roughly 70 employees almost all of whom work on a full-time basis. Despite the change in sponsor, the impact on this management team is negligible.

Moreover, from a property sourcing perspective, all of the properties acquired and sold totaling more than 160 billion yen over the one-year period since the merger were conducted on a direct transaction basis with external third parties. The change in sponsor will not have any adverse effects. On the contrary, JMF will further strengthen its property sourcing capabilities by drawing on the network and agility of the KKR Group. At the same time, the Investment Corporation will enjoy the benefits of collaboration from a wide range of management perspectives which will contribute to further growth.

Moving forward, JMF will work with its sponsor as it strives to become a REIT that enjoys the support of investors. As we endeavor to achieve our established goals, we ask for your continued support and understanding.

This then concludes the presentation. We thank you for your interest and attention.

Highlights of Feb. 2022 Period (40th)

	Feb. 2022 (40 th) period Forecast on Oct. 2021	Feb. 2022 (40 th) period Actual	Change		Comments
Operating revenue	37,887 mn yen	40,598 mn yen	+2,711	mn yen	+7.2 % • Gain on sales of properties • Decrease in rent reduction due to COVID-19
Operating income	16,107 mn yen	18,808 mn yen	+2,700	mn yen	+16.8 % • Decrease in rent expenses due to repair expenses • Increase in general administration fees
Net income	14,179 mn yen	16,924 mn yen	+2,744	mn yen	+19.4 % • Increase in non-operating income mainly from subsidies granted following COVID-19 prevention measures
Allocation to reserve	-	1,160 mn yen	+1,160	mn yen	-
Reversal of reserve	1,545 mn yen	199 mn yen	-1,346	mn yen	-87.1 %
Total distribution	15,725 mn yen	15,963 mn yen	+237	mn yen	+1.5 %
Distribution per unit (DPU)	2,250 yen	2,284 yen	+34	yen	+1.5 %
FFO per unit ¹	2,969 yen	2,985 yen	+16	yen	+0.5 %
[Reference]					
Rent NOP: excl. gain or loss on sales of property	26,897 mn yen	27,094 mn yen	+197	mn yen	+0.7 %
Gain or loss on sales of property	-	2,532 mn yen	+2,532	mn yen	-
Depreciation	6,113 mn yen	6,023 mn yen	-89	mn yen	-1.5 %
Amount related to depreciation of goodwill	401 mn yen	401 mn yen	-		-
Balance of reserve	3,497 mn yen	6,003 mn yen	+2,506	mn yen	+71.7 %

1. FFO=Net income ± Gain or Loss on sales of property + Depreciation + Other property-related depreciation related property + Amortization of goodwill + Depreciation of deferred assets ± Extraordinary gain or loss
2. Including dividends income

Forecast of Aug. 2022 Period (41st)

	Feb. 2022 (40 th) period Actual	Aug. 2022 (41 st) period Revised Forecast	Change		Comments
Operating revenue	40,598 mn yen	40,660 mn yen	+62	mn yen +0.2 %	<ul style="list-style-type: none"> Decrease in gain on sales of properties Increase in penalty income
Operating income	18,808 mn yen	17,357 mn yen	-1,450	mn yen -7.7 %	<ul style="list-style-type: none"> Loss on sales of properties Increase in rent expenses due to utilities and repairs
Net income	16,924 mn yen	15,380 mn yen	-1,543	mn yen -9.1 %	<ul style="list-style-type: none"> Decrease in non-operating income
Allocation to reserve	1,160 mn yen	-	-1,160	mn yen -	
Reversal of reserve	199 mn yen	344 mn yen	+145	mn yen +73.1 %	
Total distribution	15,963 mn yen	15,725 mn yen	-237	mn yen -1.5 %	
Distribution per unit (DPU)	2,284 yen	2,250 yen	-34	yen -1.5 %	
FFO per unit ¹	2,985 yen	2,931 yen	-54	yen -1.8 %	
[Reference]					
Rent NOP: excl. gain or loss on sales of property	27,094 mn yen	26,794 mn yen	-300	mn yen -1.1 %	
Gain or loss on sales of property	2,532 mn yen	1,389 mn yen	-1,142	mn yen -45.1 %	
Depreciation	6,023 mn yen	6,006 mn yen	-17	mn yen -0.3 %	
Amount related to depreciation of goodwill	401 mn yen	401 mn yen	-	-	
Balance of reserve	6,003 mn yen	5,659 mn yen	-344	mn yen -5.7 %	

1. FFO=Net income ± Gain or Loss on sales of property + Depreciation + Other property-related depreciation related property + Amortization of goodwill + Depreciation of deferred assets ± Extraordinary gain or loss
2. Including dividends income

Forecast of Feb. 2023 Period (42nd)

	Aug. 2022 (41 st) period Revised Forecast	Feb. 2023 (42 nd) period Forecast	Change		Comments
Operating revenue	40,660 mn yen	40,454 mn yen	-205 mn yen	-0.5 %	<ul style="list-style-type: none"> Decrease in gain on sales of properties Increase in revenue based rent Absence of penalty income
Operating income	17,357 mn yen	17,674 mn yen	+316 mn yen	+1.8 %	<ul style="list-style-type: none"> Absence of loss on sales of properties Decrease in general administration fees
Net income	15,380 mn yen	15,738 mn yen	+357 mn yen	+2.3 %	<ul style="list-style-type: none"> Decrease in interest payments
Allocation to reserve	-	-	-	-	
Reversal of reserve	344 mn yen	196 mn yen	-148 mn yen	-42.9 %	<ul style="list-style-type: none"> Reversal of reserve to avoid additional tax burden due to tax association discrepancy
Total distribution	15,725 mn yen	15,935 mn yen	+209 mn yen	+1.3 %	
Distribution per unit (DPU)	2,250 yen	2,280 yen	+30 yen	+1.3 %	
FFO per unit ¹	2,931 yen	2,982 yen	+51 yen	+1.7 %	
[Reference]					
Rent NOP: excl. gain or loss on sales of property	26,794 mn yen	27,022 mn yen	+227 mn yen	+0.9 %	
Gain or loss on sales of property	1,389 mn yen	1,355 mn yen	-34 mn yen	-2.5 %	
Depreciation	6,006 mn yen	5,973 mn yen	-32 mn yen	-0.5 %	
Amount related to depreciation of goodwill	401 mn yen	401 mn yen	-	-	
Balance of reserve	5,659 mn yen	5,462 mn yen	-196 mn yen	-3.5 %	

1. FFO=Net income ± Gain or Loss on sales of property + Depreciation + Other property-related depreciation related property + Amortization of goodwill + Depreciation of deferred assets ± Extraordinary gain or loss
2. Including dividends income

Note

P.17

1. It is intended for the spaces which will come into the due timing to the expiration of the ordinary building lease contract or fixed-term building lease contract of the tenants during the fiscal period ending Feb. 2022 (40th fiscal period) and which is vacant at the beginning of the fiscal period ending Feb. 2022 (40th fiscal period).
2. Excluded master lease contracts and temporary use contracts.
3. Calculated by the difference of monthly rent before revision and monthly rent after revision converted to semi-annualized basis and divided it by the issued Investment units as of Feb. 2022 (40th period).
4. Calculated by (monthly rent after lease contract renewal - monthly rent before lease contract renewal) / monthly rent before lease contract renewal

P.26

1. It is calculated by dividing the total interest-bearing debt as of the end of Feb. 2022 (40th Period) by the total assets as of the end of the Feb. 2022 (40th).
2. It is calculated by dividing the total interest-bearing debt as of the end of Feb. 2022 (40th Period) by the sum of the unrealized gain or loss and the total assets as of the end of Feb. 2022 (40th Period).
3. It is calculated by dividing the annual total of interest for debt and investment corporation bonds, loan-related expenses, expenses for issuance and redemption of investment corporation bonds and custodial fees of investment corporation bonds as of the end of Feb. 2022 (40th Period), by the total interest-bearing as of the end of Feb. 2022 (40th Period).
4. The figure is a weighted average of remaining loan terms based on the amount of interest-bearing as of the end of Feb. 2022 (40th Period).
5. Long-term loans and investment corporation bonds that become due within one year are included in the long-term borrowing.
6. This includes loan-related fees, etc.
7. Calculated by the difference of debt cost before refinancing and debt cost after refinancing converted to semi-annualized basis and divided it by the issued investment units as of this document.

P.28

1. Total floor area basis (excluding land with leasehold interest assets)
 2. CO₂ emissions of the portfolio from March 1, 2020 to the end of February 2021.
 3. Calculated based on CO₂ emissions from March 1, 2020 to the end of February 2021. The same shall apply hereinafter.
 4. Calculated based on electricity consumption from March 1, 2020 to the end of February 2021.
- * The inclusion of JRF in any MSCI Index, and the use of MSCI logos, trademarks, service marks or index names herein, do not constitute a sponsorship, endorsement or promotion of JRF by MSCI or any of its affiliates. The MSCI Indexes are the exclusive property of MSCI.
MSCI and the MSCI index names and logos are trademarks or service marks of MSCI or its affiliates.

MEMO

Japan Metropolitan Fund Investment Corporation | 38

Japan Metropolitan Fund Investment Corporation

Disclaimer

- This material may contain information such as data on future performance, plans, management targets, and strategies. Such descriptions with regard to the future are based on current hypotheses and assumptions about future events and trends in the business environment, but these hypotheses and assumptions are not necessarily correct. As such, actual results may vary significantly due to various factors.
- This material is prepared based on Japanese accounting principles unless otherwise noted.
- This material is to be used for analyzing the financial results of JMF, and is not prepared for the purpose of soliciting the acquisition of JMF's investment securities or the signing of financial instruments contracts. When investing, we ask investors to invest on their own responsibility and their own judgment.
- JMF is a publicly-offered real estate investment corporation (J-REIT) investing in real estate and related assets the prices of which may fluctuate. Unitholders of the Investment Corporation may suffer loss when unit prices decline in the market or an amount of distributions declines, according to economic and interest rate circumstances, a balance of supply and demand for units, real estate market environment, fluctuations of prices of, and rent revenues from real estate properties under management, disasters, aggravation of financial status of JMF and other reasons. For details, please see "Investment Risk" in the Securities Registration Statement (offering circular) and the Securities Report of JMF.

Asset Management Company : KJR Management

(Financial Instruments Dealer Director of Kanto Financial Bureau (Financial Instruments Dealer) Number 403, Member of The Investment Trusts Association, Japan)